

**SOUTHEAST PLANNING BOARD MINUTES
JUNE 13, 2005**

Present: Chairman George Rohrman; Boardmembers Tom LaPerch, Chuck Tessmer, Phil Wissel, David Rush, Mike Manteo, Dan Armstrong; Town Counsel Tom Jacobellis, Esq.; Town Planner Graham Trelstad; Secretary Laurie Fricchione

WORK SESSION:

1. **MATTER OF FREDERICK BARBAROSSA, 6 Fields Lane** – This item was on the agenda for a discussion regarding the release of the restriction on a building lot (a/k/a the “Barn Lot”) of a previously approved subdivision to allow the construction of a single family dwelling. Stephen Bobolia, Esq. represented the gentleman who wished to purchase this otherwise vacant land that has an old barn all the way in the back. In the late 1980’s when this subdivision was in the process of being reviewed and ultimately approved, there was a note placed on the final subdivision plat that was filed with the County Clerk’s Office that this “Barn Lot” could not be improved without first appearing before and discussing it with the Planning Board. The gentleman who wishes to purchase this property would like to build a single family residence. This property is presently owned by Frederick Barbarossa by deed from the estate of Doris Barbarossa, his mother. There was a fifty-foot easement along the left side of this Barn Lot in order to gain access to the back lots. This lot is slightly undersized for frontage of a conforming R-60 parcel; existing is 160 feet, required is 175 feet. After some discussion with boardmembers and Mr. Bobolia, it was decided that the applicant may go to the Building Department to pull a building permit for the construction of a single family dwelling, which would trigger a denial based on the lack of road frontage and referral to the Zoning Board of Appeals for a variance. The Planning Board will write a letter to the Building Department stating it releases the restriction referred to in the note on the final plat.

REGULAR SESSION:

1. **QUINN SUBDIVISION & LOT LINE ADJUSTMENT, Turk Hill Road** – This item was on the agenda for a Determination of Significance for purposes of SEQRA and a referral to the Conservation Commission for wetland activity. Theresa Ryan of Insite Engineering appeared before the board on behalf of Ms. Quinn. The resolution for the Negative Declaration was introduced by Boardmember LaPerch, seconded by Boardmember Tessmer and passed 7-0 in favor. The motion for the referral to the Conservation Commission was introduced by Chairman Rohrman, seconded by Boardmember Wissel and passed 7-0 in favor.

2. **STRAZZA LOT LINE ADJUSTMENT, Doansburg Road** – This item was on the agenda for a review of the lot line adjustment sketch plan and a referral to the Historic Sites Commission. Theresa Ryan of Insite Engineering appeared before the board. There was a discussion regarding how this application will follow the subdivision regulations due to the fact that these four contiguous, separately identified pieces of land with their own tax map number will have reconfigured lot lines to conform to the R-160 Zoning regulations. There will be one road cut from Doansburg Road which will split off onto each of the lots for driveway access. The motion for the referral to the Historic Sites Commission was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 7-0 in favor. It was then stated by Ms. Ryan that the tax map number of one of the 4 lots of this lot line adjustment is on the Historic Sites List generated by the Town Board, but it was not on the recommendation of the Putnam County Historical Society. Ms. Abels (of the Historic Sites Commission) informed Ms. Ryan that she would write a letter to the Town Board to that effect.

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3. CAMPUS AT FIELDS CORNERS – This item was on the agenda for a referral to the Town Board for the establishment of a performance bond, but the applicant’s attorney called the Planning Board office on the afternoon of the meeting and requested an adjournment until the June 27, 2005 meeting.

4. J.P. INTERNATIONAL SUBDIVISION, Old Milltown Road – This item was on the agenda for a review, a declaration of Lead Agency for purposes of SEQRA and to set a public hearing date. Harry Nichols represented the applicant, John Petrillo. The engineering review letter revealed many items that needed to be rectified. There was mention of the need for requesting waivers regarding the tree and forest preservation plan since the property is so heavily wooded. Mr. Nichols suggested to the Board that once the property with the individual lots is staked out, a walk through would reveal which trees would need to come down to get the driveways and homes in. The resolution for the Declaration of Lead Agency was introduced by Chairman Rohrman, seconded by Boardmember LaPerch and passed 7-0 in favor. A motion to set the public hearing date of July 11, 2005 was introduced by Boardmember Tessmer, seconded by Boardmember Wissel and passed 7-0 in favor.

5. FICARRA GRADING & FILLING PLAN, Farrell Drive – This item was on the agenda for a review of the site grading plan and was represented by Harry Nichols. This [Special Permit] application is being pursued under Chapter 69 of the Town Code (Excavation & Grading). Missing from the drawings submitted were contours and how they affect Mr. Ficarra’s neighbors’ property as well as post-development conditions. The applicant was not aware that a special permit was required to fill in property in an effort to level it out making it usable. A question was asked regarding the origin of this fill being placed on the property. Mr. Ficarra stated that he was obtaining this (free) fill from Yonkers. Mr. Trelstad stated that Mr. Ficarra must hire a soil scientist to perform a Phase I Environmental Site Assessment to obtain soil samples to determine the nature of the composition of the fill to make sure there are no contaminants present.

6. CACCIOTTI ACCESSORY APARTMENT, Overlook Drive – This item was on the agenda for a Conditional Use Permit Approval for an accessory apartment. The resolution was introduced by Boardmember Manteo, seconded by Boardmember LaPerch and passed 7-0 in favor.

A motion to accept the minutes from the last meeting was introduced by Chairman Rohrman, seconded by Boardmember Manteo and passed 7-0 in favor.

A motion to close the meeting was introduced by Boardmember Rush, seconded by Chairman Rohrman and passed 7-0 in favor.

L.F./6-17-05